



CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, California 90210

**DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
November 7, 2013
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: November 7, 2013 / 1:37 PM

ROLL CALL

Commissioners Present: Commissioners Hubschman, Pepp, Strauss (arrived 1:38pm), Vice Chair Wyka.

Commissioners Absent: Chair Nathan.

Staff Present: William Crouch, Cindy Gordon, Reina Kapadia, Shena Rojemann, Karen Myron.

APPROVAL OF AGENDA

Motion: Motion by Order of Acting Chair Wyka to approve the agenda as presented.

Action: The agenda was approved as presented.

EX PARTE COMMUNICATIONS

None.

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Regular Meeting on October 3, 2013.

Motion: Motion by Commissioner Pepp, Second by Commissioner Hubschman to approve the minutes as presented (4-0).

Action: The minutes were approved as presented.

CONSENT CALENDAR

2. 116 NORTH MAPLE DRIVE (PL1329137)

A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City south of Santa

Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner
Applicant: Hafco & Associates, Inc.
Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Commissioner Pepp to approve the Consent Calendar as presented (4-0).

Action: The Consent Calendar was approved as presented.

CONTINUED BUSINESS

3. 724 NORTH CAMDEN DRIVE (PL1316994)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

(Continued from the Design Review Commission meeting on September 9, 2013)

Planner: Cindy Gordon, Associate Planner
Applicant: Michael Zarabi
Public Input: None.

Motion: Motion by Commissioner Pepp, Second by Commissioner Hubschman to approve the resolution with conditions (4-0).

Action: The resolution was approved with conditions.

4. 144 SOUTH ALMONT DRIVE (PL1318426)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

(Continued from the Design Review Commission meeting on September 9, 2013)

Planner: Cindy Gordon, Associate Planner
Applicant: Persai Bahara
Public Input: None.

Motion: Motion by Order of Acting Chair Wyka to return the project for restudy.

Action: The project was returned for restudy.

5. 430 SOUTH CLARK DRIVE (PL1305729)

A Request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

(Continued from the Design Review Commission meeting on June 6, 2013)

Planner: Reina Kapadia, Limited Term Planner
Applicant: Shimon & Shlomit Ben-Shushan
Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Commissioner Hubschman to approve the resolution with conditions, including final approval by a Subcommittee consisting of Commissioner Hubschman and Vice Chair Wyka (4-0).

Action: The resolution was approved with conditions.

(Taken out of order)

COMMUNICATIONS FROM THE AUDIENCE

- Nancy Krasne.

The Commission took a recess at 3:05pm.

The Commission reconvened at 3:14pm.

(Return to order)

6. 710 NORTH CAMDEN DRIVE (PL1305756)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Reina Kapadia, Limited Term Planner
Applicant: Deborah Nassirzadeh – B. Raean Construction Inc.
Public Input: Behrouz Tavakoli

Motion: Motion by Commissioner Pepp, Second by Commissioner Strauss to direct staff to prepare a resolution including the stated conditions of approval (4-0).

Action: The Commission directed staff to prepare an approval resolution.

7. 261 SOUTH RODEO DRIVE (PL1329069)

A request for an R-1 Design Review Permit to allow a façade remodel and second-story addition to an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner

Applicant: Paul Krok

Public Input: *(written correspondence)* Tsunetaka Murakami, Fern & Bob Seizer, Suzanne Macht, Robert Chancer.

Motion: Motion by Commissioner Pepp, Second by Commissioner Strauss to approve the resolution as presented (4-0).

Action: The resolution was approved as presented.

8. 601 NORTH CRESCENT DRIVE (PL1328885)

A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner

Applicant: Benham Yadegari

Public Input: None.

Motion: Motion by Acting Chair Wyka, Second by Commissioner Pepp to return the project for restudy (4-0).

Action: The project was returned for restudy.

9. 353 SOUTH ALMONT DRIVE (PL1329066)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Reina Kapadia, Limited Term Planner
Applicant: Ben Broukhim – bBA Studios, Inc.
Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Acting Chair Wyka to approve the resolution with conditions (4-0).

Action: The resolution was approved with conditions.

10. 439 SPALDING DRIVE (PL1329095)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Reina Kapadia, Limited Term Planner
Applicant: Siavash Jazayeri – SIA Architectural Design
Public Input: None.

Motion: Motion by Acting Chair Wyka, Second by Commissioner Strauss to return the project for restudy (4-0).

Action: The project was returned for restudy.

COMMUNICATIONS FROM THE URBAN DESIGNER

- 2014 Meeting Calendar (**Tab 11**) - The Commission requested that staff research alternate dates for the January and July meetings.

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Strauss advised she would not be present for the December meeting.

MEETING ADJOURNED

Date / Time: November 7, 2013 / 6:30 PM

PASSED AND APPROVED THIS 5TH DAY OF DECEMBER, 2013

Ilene Nathan, Chair